

June 23, 2010

Barry Wood
Department of Local Government Finance
Indiana Government Center North
100 N Senate Ave N1058(B)
Indianapolis, IN 46204

Dear Mr. Wood:

We are sending our ratio study for your review. This letter describes our ratio study process. William Schultz of Accurate Assessments was contracted to complete the trending factors and ratio study.

RESIDENTIAL PROPERTY

Sales – Whitley County has used sales from 2008, 2009 and the first two months of 2010 for this ratio study. Due to the limited number of sales during 2009 and 2010, we have included sales from 2008 to better support our trending factors. We completed 4 township vacant residential ratio studies. Due to a lack of sales in this class of property we did not complete a ratio study in the remaining 5 townships.

In reviewing our sales we found that several of the neighborhood factors needed to be adjusted. This has caused approximately 50% of our neighborhood factors to decrease. The remaining neighborhoods have either increased slightly or remained unchanged.

Sales Disclosures – We use a sales disclosure questionnaire and field inspections as a means to validate our sales disclosures. A portion of the sales deemed valid at the time our sales data was exported have been excluded from the ratio study due to physical inspection of the property or questionnaires returned from the property owners revealing additional information to invalidate the sale.

COMMERCIAL & INDUSTRIAL

Due to a limited number of sales, we have consolidated all townships for a countywide ratio study for improved commercial properties. We did not perform a ratio study on improved industrial, vacant commercial or vacant industrial properties due to the limited number of sales.

TIME ADJUSTMENT

Sales from 2008 have been used in performing this ratio study. In talking with local real estate experts, reviewing numerous appraisals and studying sales for both residential and commercial properties, we feel that there has not been a need to apply a time adjustment factor to the 2008 sales. Values have been adjusted annually with neighborhood factors to keep with property value trends.

WORKBOOK VALUES

At this time we are unable to complete the workbook values due to computer issues after integration. We have been in contact with Khris Seger of Proval trying to get this problem rectified, but at this time they don't have a solution. Let it be known that the values in the Ratio Study are reflective of the trending adjustments made to each parcel as described above.

Since I am leaving on vacation on June 24 and won't be returning to the office until July 6, 2010, I wanted to get as much information to you as possible. If Proval is able to correct our issues next week, my deputy assessor will run the workbook values and get them to you as soon as possible.

Thank you,

Angela Adams